

City of Rochester, Minnesota
Consolidated Annual Performance and Evaluation Report

2015

CAPER



FINAL

Approved: May 5, 2016



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This annual report is Year One of the City of Rochester, MN Five-year Consolidated Plan for the 2015-2019 period. During this reporting period \$779,279 was expended from HUD CDBG Entitlement Grant program. In addition \$207,695 was leveraged from other public and private sources to implement HUD-eligible projects during the reporting period. The City's Single Family Rehabilitation Loan program generated \$203,211.49 from repayment of loans and \$4,483.51 was provided by the owners that received assistance through the City's Single Family Rehabilitation Loan Program and the Women's Shelter for completion of their CDBG activity.

There were 10 activities allocated for CDBG funding. Of the 10 activities, six were completed. Of the six completed, one was a public service activity (Boys & Girls Club of Rochester), three were public facilities (Ability Building Center, Hiawatha Homes and Channel One Food Bank), one was affordable housing (First Homes) and one was emergency housing (Women's Shelter).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	0	0.00%	15	25	166.67%
Affordable Housing	Affordable Housing	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	811		392	811	206.89%

Planning	Non-Housing Community Development	CDBG: \$	Other	Other	1	1	100.00%			
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	4	80.00%	4385	17392	396.62%
Public Facilities	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	5	0	0.00%			
Public Service	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	193	96.50%	1971	193	9.79%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Rochester allocated 93% of the CDBG dollars for the following priorities identified in the City’s 2015-2019 Five Year Consolidated Plan as follows:

Priority #1 – Affordable Housing – Owner Occupied Rehabilitation: \$\$258,300 (+\$182,890.34 program income). 94% complete.

City’s Single Family Home 2% Loan Rehabilitation Loan Program

First Homes Program

Priority # 3 – Affordable Housing – Emergency Shelter for Homeless Persons: \$21,214. 100% complete

Women’s Shelter

Priority #5 – Public Service – Youth Programs: \$71,718. 73% complete

Aldrich Memorial Nursery School

Boys & Girls Club of Rochester

United Way Gang Prevention

Rochester Area Family Y

Priority #9 - Public Facilities – Rehabilitation: \$35,032. \$87%

Ability Building Center

Hiawatha Homes

Bear Creek Services

Channel One Food Bank

The remaining 7% of the CDBG funds were allocated to assist with the cost of administration of the CDBG program.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	11,208
Black or African American	3,971
Asian	1,722
American Indian or American Native	139
Native Hawaiian or Other Pacific Islander	25
Total	17,065
Hispanic	3,451
Not Hispanic	13,614

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The information provided above is a total of 9 activities completed during 2015 using 2015 CDBG funding and 4 activities completed during 2015 with 2014 CDBG funding.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		100,000	

Table 3 – Resources Made Available

Narrative

The following public and private resource dollars were made available:

CDBG Dollars: \$574,863

Program Income: \$203,211.49

Private Funds: \$67 City's Single Family Rehab Loan Program

\$4,416.51 - Women's Shelter

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG dollars were distributed through projects that were city-wide with the exception of the City's Single Family Rehab 2% Loan Program. A total of \$176,385 of CDBG funds and \$182,890 of program income were provided in the following target area approved by the City Council for their Single Family 2% Loan Rehabilitation Loan Program:

Area 1 – Starting at the intersection of Olmsted County Road 1 and Minnesota State Highway 52 (Hwy 52) running North of Hwy 52 then West on 5th Street SW then North on 23rd Avenue SW then East on 2nd Street NW then North on Hwy 52 then West on 14th Street NW then North on Valleyhigh Drive NW then East on the North property line of properties on 26th Street NW then North on 18th Avenue NW then East on Cascade Street NW then South on 12th Avenue NW then East on Elton Hills Drive NE to North Broadway Avenue then East on 17th Street NE then South on the East rear property line of properties on 3rd Avenue NE then East on 15th Street NE then South on 7 ½ Avenue NE then East on 16th Street NE to 17th Street NE then East on 17th Street NE then South on 11th Avenue NE then East along 16th street NE then South on 14th Avenue NE then East on 15th Street NE then South on Viola Road NE then South on the East property line of properties on 12th Street NE and 10th Street NE and

including the properties on 19th Avenue NE then South on 19th NE/SE then West on 12th Street SE then South on Marion Road SE then East on Eastwood Road SE then South on the rear property line of properties on Harbor Drive SE then West on the rear property line of properties on Harbor Drive SE then South on 30th Avenue SE then West on 20th Street SE then South on Marion Road SE then South on 30th Avenue SE then West along Badger Creek then West on 20th Street SE then South on 11th Avenue SE then East on 24 ½ Lane SE then South on 20th Avenue SE then West on 31st Street SE then South on 11th Avenue SE to the starting point.

Area 2 – Starting at the intersection of 36th Avenue SE and Olmsted County Road 9 go East on Olmsted County Road 9 then South on Sunnysdale Lane SE then South on 40th Avenue SE then West on Strathmore Lane SE then West on Sheffield Lane SE then North on 36th Avenue SE to the starting point.

Area 3 – Starting at the intersection of Minnesota State Highway 52 (Hwy 52) and 55th Street NW go East on 55th Street NW then South on 18th Avenue NW then West on 48th Street NW then South on 21 ½ Avenue NW then West on 41st Street NW then North on Hwy 52 to the starting point.

Area 4 – Starting at the intersection of 41st Street NW and 13th Avenue NW go North on the rear property line of properties on 13th Avenue NW then East on 48th Street NW onto Essex Parkway then South on West River Parkway then West to the starting point.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City's Single Family Rehabilitation Loan program generated \$203,211.49 from repayment of loans. Of the \$203,211.49, \$182,890.34 was revolved back into the City's Single Family Rehabilitation Loan program allowing additional projects to be completed. The balance of the loan repayments \$20,321.15 was allocated into the administration of the City's Single Family Rehabilitation Loan program. In addition to the repayments a total of \$67 was provided by the owners that received assistance through the City's Single Family Rehabilitation Loan Program and \$2,916.51 from the Women's Shelter for their 2014 & 2015 CDBG activities.

The City of Rochester has allocated \$600,000 of Tax Increment Financing (TIF) for two affordable housing rental projects (total of 103 rental units) during 2015. Two rental housing projects have requested \$2.6 million dollars of TIF funding in 2015 to be completed during 2016.

The Olmsted County Board of Commissioners have approved a \$1.35 million HRA property tax levy to support HRA housing program, leverage additional government and nonprofit investment with the development of new affordable housing and other programs in Olmsted County, including the City of Rochester. The tax levy assistance with development of housing is scheduled to begin at the earliest 2017.

CDBG funds are used to leverage additional private, state and local resources from agencies that are allocated CDBG funds. The City does not obtain the leverage or matching funds from the subgrantees. Private, state and local funds from the agencies are distributed through the agencies. These funds are distributed prior to spending the CDBG funding.

The City of Rochester anticipate additional resources to be available citywide from Minnesota Housing Finance Agency provided to the Olmsted County HRA (OCHRA), developers (TIF funding) and non-profits serving low-moderate income persons. Programs administered by the OCHRA: Community Fix-Up Fund, MN Housing Rehabilitation Program and the following programs are administered by the OCHRA for rental properties: HOME Rental Rehab and 6 Percent Rental Rehab Loan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	392	811
Number of Non-Homeless households to be provided affordable housing units	24	25
Number of Special-Needs households to be provided affordable housing units	0	0
Total	416	836

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	25
Number of households supported through Acquisition of Existing Units	0	0
Total	15	25

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City continues to strive to meet their goals and outcomes. If meeting a goal and outcome problem is encountered it is because of lack of funding resources.

The City will continue to offer and consider request that address the priorities established in the City's 2015-2019 Five Year Consolidated Plan.

Discuss how these outcomes will impact future annual action plans.

The City of Rochester is aware of the need of many and various community development activities both housing and non-housing needs. Funding limitations will not allow all of the City's needs and requests to be met, however, the City hopes to continue carrying out the CDBG program in future years to meet the needs for the extremely low – to low-moderate income individuals and families through the priority goals listed in the City's 2010-2019 Five Year Consolidated Plan. The priorities are:

- Single Family Rehabilitation
- Rental Unit Rehabilitation
- Emergency Shelter for Homeless
- Affordable Housing
- Special Needs Housing
- Youth Programs
- Child Care Program
- Senior Services
- Public Facilities
- Planning
- Neighborhood Facilities
- Handicap Services

And continually assessing the goals, objectives and outcomes of each approved activity using CDBG funds.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	818	0
Low-income	11	0
Moderate-income	7	0
Total	836	0

Table 7 – Number of Persons Served

Narrative Information

The City will continue to fund activities that address their priority needs as indicated in their 2015-2019 Five Year Consolidated Plan. The City of Rochester does not provide any programs that directly address the reduction of poverty level for persons (including worst-case & underserved needs and persons with disabilities). These programs are addressed through Olmsted County Community Services and private non-profit agencies.

Activity efforts addressing "worst case" needs: Currently under construction is Gage East apartments, the 55 unit housing complex that will house 30 homeless families and 25 young homeless individuals ages 16-22. In addition, a Capital Campaign was launched by local businessmen to raise \$2.5 million to renovate the former Gage East Elementary school. The renovation proposes to house agencies that offer services toward the tenants of Gage East Apartments. The complex will be called the Empowerment Center.

The SE MN Center for Independent Living (SEMCIL) continues with their Home Modification Rehab program, funded with CDBG funds.

Ongoing discussion with the Olmsted County HRA for use of the newly established tax levy addressing affordable housing activities.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Olmsted County HRA plans to provide Section 8 Project Based Vouchers for the project known as Gage East Apartments (funded by Center City Housing) for the creation of 55 units of affordable housing, 30 of which will utilize the Housing Choice Voucher Program - Section 8 Project Based Vouchers for a total value of approximately \$11,000,000 which includes \$291,000 of Housing Choice Voucher funds. The Gage East Apartments will providing affordable housing for homeless youth and homeless families.

The City of Rochester does not administer homeless programs directly, but will continue to offer and consider requests from agencies that address reducing and ending homelessness.

For their 2015 CDBG program the City of Rochester received only one request from an agency that addresses reducing and ending homelessness, the Women's Shelter. The Women's Shelter received funding to repair the roof at their Main/Transitional Shelter. This project has been completed.

Agencies reaching out to homeless persons are part of the Continuum of Care (CoC) for Olmsted County. Three Rivers Community Action, Inc. is the CoC for Olmsted County, including the City of Rochester.

Through the Continuum of Care (CoC) funding, the following projects received funding:

- **Olmsted County HRA** - \$115,103 – The Francis - 19 housing units with support services for the homeless. Supportive services provided by Olmsted County Community Services.
- **Center City Housing Silver Creek Corner** \$108,925 – Supportive housing for public inebriates, consisting of 40 single residential units. Meals provided with round the clock staffing. Collaboration between City Center Housing and Olmsted County Community Services.
- **Olmsted County Community Services** – PSH Zumbro Valley \$141,860 – Supportive services for homeless person who are also HIV, homeless and have severe mental illness and chemically dependent issues.
- **Rochester Salvation Army** – Castlevue Apartments \$82,669 and RRH program \$297,024 – 30 unit development providing permanent supportive Housing for single adult.
- **Olmsted County HRA** – Castlevue 1 \$58,410

Addressing the emergency shelter and transitional housing needs of homeless persons

The Women's Shelter, received 2015 funding for roof replacement at their Main / Transitional Shelter facility, This project is completed.

The City of Rochester does not administer emergency shelter and transitional housing needs of homeless persons programs directly, but will continue to offer and consider requests from agencies that address emergency shelter and transitional housing needs of homeless persons. Agencies reaching out to homeless persons are part of the Continuum of Care (CoC) for Olmsted County. Three Rivers Community Action, Inc. is the CoC for Olmsted County, including the City of Rochester.

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Olmsted County Community Services – PSH Zumbro Valley \$141,860 – Supportive services for homeless person who are also HIV, homeless and have severe mental illness and chemically dependent issues.

Rochester Salvation Army – Castlevue Apartments \$82,669 and RRH program \$297,024 – 30 unit development providing permanent supportive Housing for single adult.

Olmsted County HRA – Castlevue 1 \$58,410

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Rochester does not administer homeless programs directly, but will continue to offer and consider requests from agencies that assist helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

For their 2015 CDBG program the City of Rochester did not receive any requests to assist low –income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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Rochester Salvation Army – Castlevue Apartments \$82,669 and RRH program \$297,024 – 30 unit development providing permanent supportive Housing for single adult.

Olmsted County HRA – Castlevue 1 \$58,410

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Rochester does not administer programs that help homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again but will continue to offer and consider requests from agencies that address these needs.

For their 2015 CDBG program the City of Rochester did not receive any requests from agencies assisting homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Agencies reaching out to homeless persons are part of the Continuum of Care (CoC) for Olmsted County. Three Rivers Community Action, Inc. is the CoC for Olmsted County, including the City of Rochester.

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Center City Housing Silver Creek Corner \$108,925 – Supportive housing for public inebriates, consisting of 40 single residential units. Meals provided with round the clock staffing. Collaboration between City Center Housing and Olmsted County Community Services.

Olmsted County Community Services – PSH Zumbro Valley \$141,860 – Supportive services for homeless person who are also HIV, homeless and have severe mental illness and chemically dependent issues.

Rochester Salvation Army – Castleview Apartments \$82,669 and RRH program \$297,024 – 30 unit development providing permanent supportive Housing for single adult.

Olmsted County HRA – Castleview 1 \$58,410

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Rochester does not own or manage any public housing units. Public housing programs are delivered by the Olmsted County HRA. The City will continue to provide assistance either supportive or financially upon request by the Olmsted County HRA.

As reported in the Olmsted County HRA PHA 5- Year and Annual Plan, the Olmsted County HRA proposes to provide safe, decent and affordable housing to low-income families and Extremely low income families through continued successful administration of Low Income Public Housing programs achieving the highest rating possible through the Public Housing Assessment System continuing to improve public housing units for future, possibly using the Rental Assistance Demonstration program.

The Olmsted County HRA open the Low Income Public Housing program waiting list during 2015. The list was proposed to close again once the OCHRA received 500 Applications.

The Olmsted County HRA, they also own a number of rental properties and lease to low-moderate income households described as follows:

- Flood Homes. 14 properties with a total of 15 units.
- River's Edge. This is a mixed income development which provides a number of affordable and high end units. 39 units
- The Frances (previous known as Candle Rose Apartment). Consisting of 19 units providing housing with supportive services for the homeless provided by Olmsted Community Services.
- Rolling Heights. The project consists of 16 units for elderly/ disabled housing.
- Silver Creek Corners. Permanent Supportive Housing for Public Inebriates. 40 single resident occupancy. This was a collaborative project between City Center Housing Corp., Olmsted County Community Services and the Olmsted County HRA.

Immediate needs: additional Section 8 Housing Choice Vouchers made available by Congress and HUD, develop marketing strategies that promote landlord participation in the Section 8 programs, Promote affordable housing unit development, make available project-based assistance vouchers as a tool in the development of affordable housing when appropriate.

The OCHRA own a number of rental properties described as: **Flood Homes**. The Olmsted County HRA manages and maintains 14 properties with a total of 15 units. The Olmsted County HRA leases these properties to low-moderate income households. The revenues are to be used assisting low-moderate income persons at a rent which is below market. **River's Edge**. This is a mixed income development which provides a number of affordable and high end units. The project has a total of 39 units. **The Frances** (previous known as Candle Rose Apartment). Consisting of 19 units providing housing with supportive services for the homeless. Supportive services to be provided by Olmsted Community Services. **Rolling Heights**. The project consists of 16 units (14 – one bedroom and 2 – two bedroom) for

elderly/ disabled housing. **Silver Creek Corners.** Permanent Supportive Housing for Public Inebriates. A new structure was constructed consisting of 40 single resident occupancy units with meals provided with round the clock staffing. This was a collaborative project between City Center Housing Corp., Olmsted County Community Services and the Olmsted County HRA.

The Olmsted County Housing and Redevelopment Authority has less than 250 units and therefore is recognized as a Small PHA according to HUD standards.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Olmsted County Housing & Redevelopment Authority (OCHRA) Board is comprised of eight members of the Olmsted County Board of Commissioners and one resident member. The resident member position is currently vacant.

As reported in the Olmsted County HRA PHA 5-Year and Annual Plan, the Olmsted County HRA is not involved with Homeownership programs.

Actions taken to provide assistance to troubled PHAs

NA

The Olmsted County HRA is not a trouble HRA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Rochester is currently in the process of updating their Comprehensive Plan. The document, entitled Planning 2 Succeed (P2S), will update the City's Comprehensive Plan and intended to guide the growth of the community. Planning staff has spent the past several months exploring the land use, transportation, infrastructure, and fiscal impacts of several growth scenarios of the community.

Public meetings were available to share information with the public and provide participants an opportunities to provide feedback on the scenario planning process. Rochester is a growing community and that growth is anticipated to continue. Growth and change presents both opportunities and challenges. Long-range planning is needed to position the City to address its long-term needs; to be resilient; to support changing demographics; and to address housing demand, multi-modal transportation needs, growth in jobs and visitors, and more; while working with finite resources.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

There are a wide variety of community-based service providers, faith-based organizations and others addressing obstacles to meeting underserved needs in the community. The City has provided CDBG funding supporting public projects including youth activities, gang prevention, domestic violence services, support for seniors and the disabled for low-income households and homeless services. Many of the community-based service providers are a part of the Continuum of Care consortium for SE Minnesota.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

It is estimated that there are 46,133 housing units located within the City of Rochester. The Census shows that 53% (24,449) of the housing stock was built prior to 1979. A Study "Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately owned Housing, Report to Congress, HUD December 7, 1990" states that 90% of homes built before 1940 contain lead-based paint and 62% of those built between 1960 and 1978.

All project contracts require compliance with the Lead Based Paint Poisoning Prevention Act.

All participants of the City's Home Rehabilitation Program are provided the brochure on the hazards of lead-based paint and are required to complete and sign a lead-based paint certification. They are also required to sign acknowledgement of receiving a copy of the US Department of Housing and Urban Development Lead-Base Paint Notification form.

A lead-based paint risk assessment test and clearance is conducted on all projects receiving CDBG funding.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

There are a wide variety of community-based service providers, faith-based organizations and others working to reduce the number of poverty-level families in the community. Most anti-poverty programs that provide income support and employment opportunities are largely the responsibility of the County, State and Federal governments. Local agencies addressing the anti-poverty needs are Salvation Army, the Olmsted County HRA, Olmsted Community Services and Zumbro Valley Mental Health Center to name a few.

The Olmsted County HRA plans to provide Section 8 Project Based Vouchers for the project known as Gage East Apartments for the creation of 55 units of affordable housing, 30 of which will utilize the Housing Choice Voucher Program - Section 8 Project Based Vouchers for a total value of approximately \$11,000,000 which includes \$291,000 of Housing Choice Voucher funds. The Gage East Apartments will providing affordable housing for homeless youth and homeless families.

Through the Continuum of Care funding, the following projects will assist poverty-level families received funding:

- Olmsted County HRA - The Francis \$115,103
- Center City Housing Silver Creek Corner \$108,925
- Olmsted County Community Services – PSH Zumbro Valley \$141,860
- Rochester Salvation Army – Castlevue Apartments \$82,669 and RRH program \$297,024
- Olmsted County HRA – Castlevue 1 \$58,410

Three Rivers Community Action, Inc. is the CoC for Olmsted County, including the City of Rochester.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Staffing for administration of the CDBG entitlement grant and the City's Single Family Rehabilitation programs is provided by the Rochester-Olmsted County Planning Department, through a Cooperation Agreement.

The City of Rochester has a history of working with agencies and other city departments requesting the use of CDBG funding delivering a variety of public services and improvements (including handicapped) that serve low and moderate income persons. The City continues to work with agencies providing services needed for permanent affordable housing, emergency shelters, rental assistance and housing services for people who are homeless. This gap can be addressed through additional funding sources whether federal, state or local.

The City of Rochester supports approval of the Olmsted County HRA Tax Levy to provide affordable housing opportunities in the City of Rochester.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Rochester has a history of working with agencies and other city departments requesting the use of CDBG funding delivering a variety of public services and improvements (including handicapped) that serve low and moderate income persons. The City continues to work with agencies providing services needed for permanent affordable housing, emergency shelters, rental assistance and housing services for people who are homeless. This gap can be addressed through additional funding sources whether federal, state or local.

The Olmsted County HRA has approved utilizing a local tax levy, capturing more than \$2 million annually. The tax levy could be designated to address housing needs and incentive for private developers to build affordable units.

The City will continue working with developers providing affordable housing units with either federal, state or local financing tools.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

There are no negative effects of public policies on affordable housing and residential investment.

The City of Rochester is committed to building an inclusive community. To this end, the City of Rochester is committed to:

- Supporting the Olmsted County Human Rights Ordinance and the work of the Olmsted County Human Rights Commission in implementing the Ordinance;
- Supporting low income tax credit housing and other subsidized housing of high quality, in locations that are accessible to employment, neighborhood amenities, and commercial services.
- Supporting well designed private development proposals that include townhouses, condominiums, apartments, and appropriate commercial uses as part of neighborhood development areas.
- Enforcing minimum standards for housing and enforce such ordinances as the Disorderly Use Ordinance in order to address neighborhood concerns about crime and potential impacts on property values.
- Increasing the supply of land zoned for lower cost housing, especially providing for mixtures of housing by style and cost.
- Providing for neighborhoods that are integrated by income class, race, age, and ability, and that are accessible to all modes of travel by all age and ability levels.

- Providing incentives to developers to accommodate affordable housing up front as part of well-planned communities.

The City of Rochester will continue to offer and consider requests for CDBG funding from agencies that work with housing and public services activities.

The Olmsted County HRA has approved utilizing a local tax levy, capturing more than \$2 million annually. The tax levy could be designated to address housing needs and incentive for private developers to build affordable units.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All recipients of Community Development Block Grant (CDBG) Program funds are required to complete an agreement with the City of Rochester. This agreement specifies the amount of CDBG funding received and what regulations the recipient must meet to spend the funding. The agreement also includes a description of their CDBG funding activity, national objective that is being met and performance measurement objective/outcome/statement.

The CDBG Administrator addresses the required environmental issues for each activity that receives CDBG funding.

The CDBG Administrator, for the City of Rochester, monitors all recipients of CDBG funding either at the time of spending or during completion of the CAPER reporting. The monitoring may consist of reviewing the year end independent audit, required to be completed by each recipient receiving over \$25,000 of CDBG funding, record keeping requirements, including any program income. For program eligibility, the City's Five Year Consolidated Plan requirements and performance measurement objective/outcome/statement activities are reviewed at the time of application for CDBG funding.

The City of Rochester does not release CDBG funding to a recipient, prior to use. The CDBG Administrator and the City Administrator's Office review each payment request individually and approve payments as the recipient submits a request for payment. When submitting a payment request, the recipient must include supporting documentation or provide staff access to files that present evidence that the activity meets a National Objective and the record keeping requirements.

All activities are required to report information required for IDIS reporting, allowing the City of Rochester to complete its Consolidated Annual Performance and Evaluation Report (CAPER) to the US Department of Housing and Urban Development.

The City of Rochester, as required by HUD, has an annual independent audit completed. To date, there have been no findings regarding the use of CDBG funding or the City's procedure in monitoring the activities of CDBG funding.

The CDBG Administrator provides technical assistance to citizen and/or groups as requested.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A notice was published in the local newspaper requesting comments on the City's performance with CDBG activities during 2015. The draft copy will be available for public review comment beginning Monday, February 29, 2016 and ending Monday, March 14, 2016.

A draft copy of the City's Annual Performance and Evaluation Report (CAPER) for 2015 was available at the Rochester-Olmsted County Planning Department, Administration at City Hall and on the City's Website for review.

Comments received: No comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City plans no changes to its CDBG program.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

Attachment

Map of Target Area for City's Single Family Home Rehabilitation Program.

Attachment - Approved Target Area

